



The Borough of Sayreville

OFFICE OF THE
BUSINESS ADMINISTRATOR
TEL. (732) 390-7071 • FAX (732) 390-0509
167 MAIN STREET • SAYREVILLE, NJ 08872
732-390-7000

SDMS Document



122559

March 30, 2012

Ms. Tanya Mitchell
Remedial Project Manager
US Environmental Protection Agency, Region 2
New Jersey Remediation Branch
290 Broadway, 19th Floor
New York, NY 1007-1866

Re: Raritan Bay Slag Superfund Site, Request for Information

Dear Ms. Mitchell:

Enclosed please find responses to the Request for Information on the Raritan Bay Slag Superfund Site, and all available related documents.

I trust that this information will satisfy the request. If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

Wayne A. Kronowski
Acting Business Administrator

C: Frank Cardiello, Esq, Office of Regional Counsel, USEPA, Region 2
Michael DuPont, Esq., Borough Attorney
Jay Cornell, PE, Borough Engineer
Theresa Farbaniec, RMC, Borough Clerk

Succeed in Sayreville

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APR 3 2012



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

MAR 06 2012

PROMPT REPLY NECESSARY
CERTIFIED MAIL: RETURN RECEIPT REQUESTED

Jeff Bertrand
Borough of Sayreville Administrator
167 Main Street
Sayreville, New Jersey 08872

Re: Raritan Bay Slag Superfund Site, Middlesex County, New Jersey - Request for Information Pursuant to Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601, et seq.

Dear Mr. Bertrand :

This letter seeks the cooperation of the Borough of Sayreville (the Borough) in providing information and documents relating to the contamination of the Raritan Bay Slag Superfund Site (the "Site") located in Sayreville and Old Bridge, New Jersey.

The U.S. Environmental Protection Agency ("EPA") is charged with responding to the release or threatened release of hazardous substances, pollutants and contaminants into the environment and with enforcement responsibilities under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended ("CERCLA"), 42 U.S.C. §9601, et seq. (also known as the "Superfund" law). For your information, a copy of the Superfund law may be found at www.epa.gov/superfund/action/law/index.htm.

EPA has documented the release and threatened release of hazardous substances into the environment at the Site. EPA is conducting a cleanup action addressing the release and threat of release of hazardous substances, pollutants, or contaminants at the Site. This cleanup is being conducted pursuant to our authorities under the federal Superfund law.

Under Section 104(e)(2) of CERCLA, 42 U.S.C. Section 9604(e)(2), EPA has broad information gathering authority. This authority allows EPA to require persons to provide information and/or documents relating to the materials which have been or are generated, treated, stored, or disposed

EPA REQUEST FOR INFORMATION TO THE BOROUGH OF SAYREVILLE..
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of at or transported to a facility, and the nature or extent of a release of a hazardous substance, or pollutant, or contaminant at or from a facility. EPA may also gather information about the ability of a person to pay for or perform a cleanup.

While EPA seeks the Borough's cooperation in this investigation, compliance with the Request for Information is required by law. When you have prepared the Borough's response to the Request for Information, please sign and have notarized the enclosed "Certification of Answers to Request for Information," and return that Certification to EPA along with the Borough's response. Please note that false, fictitious, or fraudulent statements or representations may subject you to civil or criminal penalties under federal law. In addition, Section 104 of CERCLA, 42 U.S.C. Section 9604, authorizes EPA to pursue penalties for failure to comply with a Request for Information.

Some of the information EPA is requesting may be considered by you to be confidential. Please be aware that you may not withhold the information upon that basis. If you wish EPA to treat the information confidentially, you must advise EPA of that fact by following the procedures described in the Instructions section which follows this letter, including the requirement for supporting its claim for confidentiality.

Please note that if after submitting its response, you obtain additional or different information concerning the matters addressed by our Request for Information, you must immediately turn over the additional or different information to EPA.

We encourage you to give this matter its immediate attention and request that it provide a complete and truthful response to all the questions in the attached Request for Information within 30 days of the Borough's receipt of this letter.

This Request for Information is not subject to the approval requirements of the Paperwork Reduction Act of 1980, 44 U.S.C. §3501 et seq.

The Borough's response to this Information Request should be mailed to:

Tanya Mitchell
Remedial Project Manager
U.S. Environmental Protection Agency, Region 2
New Jersey Remediation Branch
290 Broadway, 19th Floor
New York, N.Y. 10007-1866

A copy of the Borough's response should be sent to:

EPA REQUEST FOR INFORMATION TO THE BOROUGH OF SAYREVILLE..
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Frank Cardiello, Esq.
Office of Regional Counsel
U.S. Environmental Protection Agency, Region 2
290 Broadway, 17th Floor
New York, New York 10007-1866

If you have any questions regarding this Request for Information, or would like to discuss this matter with EPA, please contact Ms. Mitchell at (212) 637-4362. Inquiries from attorneys should be addressed to Mr. Cardiello at (212) 637-3148.

We appreciate and look forward to the Borough's prompt response to this matter.

Sincerely yours,



Nicoletta DiForte
Senior Enforcement Policy Advisor
Emergency & Remedial Response Division

cc: Tanya Mitchell, EPA-ERRD
Frank Cardiello EPA/ORC

EPA REQUEST FOR INFORMATION TO THE BOROUGH OF SAYREVILLE..
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INSTRUCTIONS FOR RESPONDING TO REQUEST FOR INFORMATION

A. Directions

1. A complete and separate response should be given for each question. For each question contained in this letter, if information or documents responsive to this information request are not in your possession, custody, or control, please identify the person(s) from whom such information may be obtained.
2. Identify each answer with the number of the question and the subpart to which it responds. For each document produced in response to this Request for Information, indicate on the document, or in some other reasonable manner, the question to which it applies.
3. Provide responses to the best of your ability, even if the information sought was never put down in writing or if the written documents are no longer available. Consult with all present and past employees and agents of the Borough whom you have reason to believe may be familiar with the matter to which the question pertains.
4. In answering each question, identify each individual and any other source of information (including documents) that were consulted in the preparation of the response to the question.
5. If additional information or documents responsive to this Request becomes known or available to you after you respond to this Request, EPA hereby requests pursuant to CERCLA Section 104(e) that the Borough supplement its response to EPA within 30 days from the date such information or documents became available to it.
6. If you have reason to believe that an individual other than one employed by the Borough may be able to provide additional details or documentation in response to any question, state that person's name, last known address, phone number and the reasons for your belief.
7. If a document is requested but not available, state the reason for its unavailability. To the best of your ability, identify the document by author, date, subject matter, number of pages and all recipients of the documents with their addresses.

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8. If anything is omitted from a document produced in response to the Request for Information, state the reason for, and the subject matter of, the omission.
9. If you cannot provide a precise answer to a question, please approximate but, in any such instance, state the reason for your inability to be specific.
10. Whenever this Request for Information requests the identification of a natural person, or other entity, the person or entity's full name and present or last known address also should be provided.
11. Confidential Information. The information requested herein must be provided even though the Borough may contend that it includes confidential information or trade secrets. The Borough may assert a confidentiality claim covering part or all of the information requested, pursuant to Sections 104(e)(7)(E) and (F) of CERCLA, 42 U.S.C. §§ 9604(e)(7)(E) and (F), Section 3007 (b) of RCRA, 42 U.S.C. § 6927(b), and 40 C.F.R. § 2.203(b).

If you make a claim of confidentiality for any of the information the Borough submits to EPA, the Borough must prove that claim. For each document or response the Borough claims is confidential, the Borough must separately address the following points:

- a. the portions of the information alleged to be entitled to confidential treatment;
- b. the period of time for which confidential treatment is desired (e.g., until a certain date, until the occurrence of a specific event, or permanently);
- c. measures taken by the Borough to guard against the undesired disclosure of the information to others;
- d. the extent to which the information has been disclosed to others, and the precautions taken in connection therewith;
- e. pertinent confidentiality determinations, if any, by EPA or other federal agencies, and a copy of any such determinations or reference to them, if available; and
- f. whether the Borough asserts that disclosure of the information would likely result in substantial harmful

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effects on your business' competitive position, and if so, what those harmful effects would be, why they should be viewed substantial, and an explanation of the causal relationship between disclosure and such harmful effects.

To make a confidentiality claim, please stamp, or type, "confidential" on all confidential responses and any related confidential documents. Confidential portions of otherwise nonconfidential documents should be clearly identified. You should indicate a date, if any, after which the information need no longer be treated as confidential. Please submit your response so that all non-confidential information, including any redacted versions of documents are in one envelope and all materials for which you desire confidential treatment are in another envelope. All confidentiality claims are subject to EPA verification. It is important that the Borough satisfactorily show that it has taken reasonable measures to protect the confidentiality of the information and that it intends to continue to do so, and that it is not and has not been obtainable by legitimate means without the Borough's consent. Information covered by such claim will be disclosed by EPA only to the extent permitted by CERCLA Section 104(e). If no such claim accompanies the information when it is received by EPA, then it may be made available to the public by EPA without further notice to the Borough.

12. Disclosure to EPA Contractor. Information which you submit in response to this Request for Information may be disclosed by EPA to authorized representatives of the United States, pursuant to 40 C.F.R. Part 2.310(h), even if you assert that all or part of it is confidential business information. Please be advised that EPA intends to disclose all responses to this Request for Information to one or more of its private contractors for the purpose of organizing and/or analyzing the information contained in the responses to this Request for Information. If you are submitting information which you assert is entitled to treatment as confidential business information, you may comment on this intended disclosure within fourteen (14) days of receiving this Request for Information.

13. Personal Privacy Information. Personnel and medical files, and similar files the disclosure of which to the general public may constitute an invasion of privacy should be segregated from your responses, included on separate sheet(s), and marked as "Personal Privacy Information."

14. Objections to Questions. If you have objections to some or all the questions within the Request for Information letter, you are still required to respond to each of the questions.

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B. DEFINITIONS

1. The term "arrangement" means every separate contract or other agreement between two or more persons, whether written or oral.
2. The term "by-product" means any secondary or incidental product generated as a consequence of an industrial or manufacturing process, and is not the primary product or service being produced. A by-product can be useful and marketable, or it can be considered waste.
3. The term "you," "your" or "Borough" shall mean the Borough of Sayreville and any divisions, branches, officers, managers, employees, contractors, , assigns or agents.
4. The term "document" and "documents" includes any written, recorded, computer generated, or visually or aurally reproduced material of any kind in any medium in your possession, custody, or control or known by you to exist, including originals, all prior drafts, and all non-identical copies.
5. The term "hazardous substances" shall have the same definition as that contained in Section 101(14) of CERCLA, 42 U.S.C. § 9601(14), and includes any mixtures of such hazardous substances, products or other nonhazardous substances.
6. The term "identify" means, with respect to a natural person, to set forth:
 - a. the person's full name;
 - b. present or last known home address and home telephone number; and
 - c. present or last known employer and business address and business telephone number, (include job title, occupation, position or business).
7. With respect to a corporation, partnership, business trust or other association or business entity (including a sole proprietorship) the term "identify" means to provide its full name, address, and affiliation with the individual and/or company to whom/with this request is addressed.
8. The term "industrial waste" shall mean any solid, liquid or sludge or any mixture thereof which possesses any of the following characteristics:

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- a. it contains one or more hazardous substances (at any concentration) as defined in 42 U.S.C. § 9601(14);
- b. it is a "hazardous waste" as defined in 42 U.S.C. § 6903(5);
- c. it has a PH less than 2.0 or greater than 12.5;
- d. it reacts violently when mixed with water;
- e. it generates toxic gases when mixed with water;
- f. it easily ignites or explodes;
- g. it is an industrial waste product;
- h. it is "furnace matte" containing metal waste;
- i. it is "slag" containing metal waste;
- j. it is an industrial treatment plant sludge or supernatant;
- k. it is an industrial by-product;
- l. it is coolant water or blowdown waste from a coolant system;
- m. it is a spent product which could be reused after rehabilitation; or
- n. it is any material which you have reason to believe would be toxic if either ingested, inhaled or placed in contact with your skin.

9. The term "material" or "materials" shall mean any and all objects, goods, substances, or matter of any kind, including but not limited to industrial and other wastes.

10. The term "person" shall include any individual, firm, unincorporated association, partnership, corporation, trust, or other entity.

11. The term "record" or "records" shall mean any tangible item or electronic storage medium on which information of any type is placed. The term includes any paper document, digital record, photograph, business record, contract, E-mail and all other items on which information of any type is stored or recorded.

12. The term "slag" shall mean any solid containing lead at any concentration. The term "slag" also includes any solid created by any incineration, smelting, secondary smelting and/or lead reclamation operation(s), including, but not limited to, lead ingots, dross, lead battery casings any solid produced from a blast furnace operation, any saucer shaped or hemispheric shaped ingots or solids containing any lead, any furnace mattes, and any solids known as "buttons" produced as a result of a smelting or blast furnace operation.

13. The term "Site" means the Raritan Bay Slag Superfund Site located in Sayreville and Old Bridge, New Jersey and depicted on the enclosed map. The Raritan Bay Slag Superfund Site is located in the Laurence

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Harbor section of Old Bridge and in Sayreville, Middlesex County, New Jersey. The Site is approximately 1.3 miles in length and consists of the waterfront area between Margaret's Creek and the area just beyond the western jetty at the Cheesequake Creek Inlet. The Laurence Harbor seawall makes up part of the Site. The portion of the Site that is situated in Laurence Harbor is part of what is now called the Old Bridge Waterfront Park. The site is bordered to the east and west by residential properties; immediately to the south by State Highway 35 with residential properties beyond the highway; and to the north by Raritan Bay. The Site includes those properties identified on the Borough of Sayreville Tax map as Block 551, Lots 1 and 1.01 and Block 552, Lots 1 and 1.01, and on the Township of Old Bridge Tax map as Block 1, Lots 45.11, 45.30, 48, 49, 50, 53, 54.11 and 54.12.

14. The term "waste" or "wastes" shall mean and include trash, garbage, refuse, by-products, solid waste, including lead and other scrap metals, hazardous waste, hazardous substances, whether solid, liquid, or sludge, including but not limited to containers for temporary or permanent holding of such wastes.

15. All terms not defined herein shall have their ordinary meaning, unless such terms are defined in CERCLA or RCRA, in which case the statutory definitions shall apply.

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REQUEST FOR INFORMATION

1. EPA is aware that the Borough of Sayreville is the owner of record of property identified as Block 552, Lots 1 and 1.01 on the tax map of the Borough of Sayreville. Please provide the following information with respect to each parcel above:

- a. The date the Borough acquired the parcels;

February 7, 1939

- b. The nature of the transaction under which the Borough took title to a parcel (e.g., foreclosure, condemnation, gift, purchase, etc.)

Foreclosure

- c. The person or entity from whom title was obtained;

Elmer W. Straub

- d. Provide copies of deeds or other instruments documenting the conveyance of each parcel to the Borough.

Attached

2. Please provide the name and address of the owner of record of Block 551, Lots 1 and 1.01.

If the Borough the owner of record, please provide the information requested in #1, above.

Auwite Construction Company Inc.

54 Winged Foot Drive

Livingston, NJ 07039

3. Do you have any reason to believe that the Borough ever permitted or arranged with any other entity for the disposal of any slag, spent battery cases, battery plates from lead/acid batteries, at the Site?

No.

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If Yes, please :

- a. Provide the name of each entity with whom the Borough had such arrangements and dates during which the arrangements were in effect;
 - b. Describe how each arrangement provided for the treatment, storage, or disposal of such materials;
 - c. Provide copies of all documents relating to the disposal of the slag, spent battery cases or battery plates at the Site.
4. Did the Borough ever dispose of or arrange for the disposal of, or allow others to dispose of, any "industrial waste" or any "waste" or any "slag" anywhere within the Raritan Bay Slag Superfund Site.
(See definitions # 8, 12, 13 and 14, above.)
No
5. If you answered in the affirmative to Question 4 above, state with as much detail as possible:
- a. the date or time period during which the Borough disposed or arranged for the disposal of, or allowed others to dispose of, any of the material(s) referred to at the Site;
 - b. the type of material(s) disposed there;
 - c. the volume of material(s) disposed of there;
 - d. the physical state, nature (including, e.g., chemical composition, toxicity) and amount of such materials;
 - e. the manner in which the substances were stored or disposed

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(i.e., drummed or uncontained, placed in lagoons, landfilled, placed in piles, etc.);

- f. Provide copies of any documents or records pertinent to or relied upon in this question.
6. Provide the name, address and telephone number of any and all transporters used by the Borough which the Borough has any reason to believe may have disposed of any material of any type at the Site.
The Borough has no reason to believe any transporter used by the Borough may have disposed of any material of any type at the Site.
7. State whether the Borough ever had a business relationship with any of the following:
- a. NL Industries, Inc.
 - b. Liberty Trucking Company
 - c. Ramble Realty Co.
 - d. Twin Anchors Marine Basin
 - e. Charles Ludwig, Rose Ludwig, Linda Ludwig or Claire Ludwig
 - f. Almasi Trucking Co.
 - g. Auwite Construction Co.
 - h. Gates Construction Co.

8. If the answer to any of the above questions 7.a through 7.h is Yes, describe in detail the nature of any current or past business relationship between the Borough and any of the above individuals or entities and provide all records relating the Borough's business relationship with all of the above.
The Borough of Sayreville did not have a business relationship with the listed entities

9. Provide the name, address and telephone number of each and every past or current municipal employee responsible for, involved in, or that has or had knowledge of the disposal of material(s) at the Site or the arrangement for the disposal of material(s) at the Site.

No borough employee, past or current was responsible for or involved in the disposal of material(s) at the Site or the arrangement for the disposal of material(s) at the Site. The Borough was never made aware of any employee, past or current that had knowledge of disposal of material(s) at the Site.

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10. EPA is aware that various beach erosion and hurricane control projects were undertaken in Sayreville and Old Bridge, New Jersey. These projects included construction of a sea wall, several jetties and other shore barrier and beach control projects.

- a. Please provide any information you may possess on the construction of any of the above-mentioned projects, including the project referred to as the Western Jetty which is located on the western side of the Cheesequake Creek Inlet. Provide:
- b. The construction company(s) involved in the project, and;
- c. The source of any slag, industrial waste, waste or fill materials used in the project;
- d. the name and address of the current owner of the property described as the Western Jetty.
- e. Provide all documents, from any Sayreville Department, related to the projects above, including, but not limited to, all construction and engineering permits, performance bonds and contracts, plans, surveys and photographs, correspondence and other records.

10. The Borough of Sayreville has no records of beach erosion or hurricane control projects undertaken in Sayreville. The name and address of the current owner of the Western Jetty cannot be determined.

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CERTIFICATION OF ANSWERS TO REQUEST FOR INFORMATION

State of New Jersey
County of Middlesex:

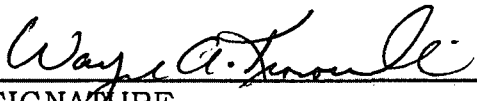
I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document (response to EPA Request for Information) and all documents submitted herewith, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate, and complete, and that all documents submitted herewith are complete and authentic unless otherwise indicated. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. I am also aware that I am under a continuing obligation to supplement my response to EPA's Request for Information if any additional information relevant to the matters addressed in EPA's Request for Information or my response thereto should become known or available to me.

Wayne A. Kronowski

NAME (print or type)

Acting Business Administrator

TITLE (print or type)


SIGNATURE

Sworn to before me this
day of _____, 2012

Notary Public

Deed

Between

Boro. of Sayreville,Complainant,TOElmer W. Straub, single,Defendant.

DATED _____

RECORDED _____

Feb. 6th, 1939.

ON BILL TO FORECLOSE

FINAL DECREE FOR FORECLOSURE
OF TAX CERTIFICATE.to be returned to: Boro. of Sayreville, Boro. Hall, Sayreville, NJ.Conveys lands in the ~~City~~ Borough Township of SAYREVILLEMiddlesex County, New Jersey

552
/

BEGINNING at a point in the easterly right of way line of the New York & Long Branch Railroad & westerly shore of Raritan Bay, where the same is intersected by the division line between lands of Robert E. Lee Morgan & lands formerly of Ward C. Perrine, now or late of Julius Christensen, & from thence (1) in line with said division line extended north 68° E. 437 min. to the exterior line for solid filling established by the commissioners appointed under the authority of the act entitled "An Act to ascertain the rights of the riparian owners in the lands lying under the waters of the bays of New York & elsewhere in this State" approved Apr. 11th, 1864, & the supplements thereto; thence (2) northerly along said exterior line for solid filling, as shown on the map attached to a certain deed by the Riparian Commissioners of the State of N.J. to Julius Christensen, dated Oct. 26th, 1904; 380 ft. more or less to a point; thence (3) south 68° W. parallel to the line 1st run down to said exterior line for solid filling, 300 ft. northwesterly at right angles therefrom 637 ft. to the easterly right of way line of the N.Y. & Long Branch Railroad & Westerly shore of Raritan Bay; thence (4) southerly along said easterly right of way line & westerly shore of Raritan Bay to the place of beginning.

A true abstract from the above deed.

Dated FEB. 7th, 1939.GEORGE CATHERS

Clerk

#702

Deed

Robert E. Lee Morgan and Luella, } DATED Dec. 23rd, 1943.
his wife, }

Twp. of Marlboro, NJ. } RECORDED Feb. 9th, 1944.

TO

Donald Macrae, Jr. and Ruth, his wife,

Boro. of Sayreville, NJ.

to be returned to: John P. McGuire, Perth Amboy, NJ.

Conveys lands in the ~~City~~ Borough ~~Township~~ of SAYREVILLE

Middlesex County, New Jersey

BEGINNING at a stake set by A.T. McMichael, Surveyor, on the northeasterly side of State Highway Route No. 35 and in the southeasterly line of property formerly of Juliana Christensen, and more recently Elmer Straub, and now the property of the Boro. of Sayreville. Said beginning stake is also distant on a course of N. 68° 00' E. 297.72 ft. from the easterly side of the right of way of the New York and Long Branch Railroad Co.; thence (1) still N. 68° 00' E. 139.28 ft. along the above mentioned line of formerly Juliana Christensen to a stake; thence (2) N. 50° 56' E. 1120 ft. more or less to United States Government Pier-Head Line and still along said Christensen's line, thence beginning again at the above described beginning point (3) S. 46° 37' 30" E. 182.62 ft. along the north easterly side of the above State Highway Route No. 35 to a stake; thence (4) S. 53° 31' 30" E. 163.0 ft. to the United States Government Bulkhead and Pier-Head on Cheesequake Creek at a stone dyke or jetty; thence (5) along said dyke or jetty and along the United States Government Pier-Head and Bulkhead Line N. 38° 43' 30" E. 1016 ft. to the end of the said jetty; thence (6) still along the U.S. Government Pier-Head Line Northeasterly 218 ft. more or less to the end of the 2nd course herein.

BEING a portion of the same premises conveyed to Robert D. Morgan by deed bearing date Dec. 8, 1939.

A true abstract from the above deed.

Dated FEB. 15th, 1944.

EDWARD J. PATTEN Clerk

This Indenture, made the 25th day of August

in the year One Thousand Nine Hundred and Fifty-nine

Between JOHN J. MILLROY, widower,

residing at 29 Haven Terrace
in the Borough of Sayreville in the County of
Middlesex and State of New Jersey hereinafter referred to as the Grantor;

And MORGAN MARINA, a New Jersey corporation,

having its principal office at 1143 E. Jersey St.
in the City of Elizabeth, County of Union and
State of New Jersey.

hereinafter referred to as the Grantee:

Witnesseth, That the said grantor, for and in consideration of.....

One (\$1.00) Dollar and other good and valuable considerations...

lawful money of the United States of America, to grantor in hand well and truly paid by the
said grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, and the said grantor being therewith fully satisfied, contented and paid has given,
granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents
does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said grantee
its successors and assigns, forever,

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and
being in the Borough of Sayreville in the County of
Middlesex State of New Jersey

BEGINNING at a stake set by A. T. McMichael, Surveyor,
on the northeasterly side of State Highway Route No. 35 and
in the southeasterly line of property formerly of Juliana
Christensen, and more recently Elmer Straub, and now the
property of the Borough of Sayreville. Said beginning stake
is also distant on a course of North 68 degrees 00 minutes
East 297.72 feet from the easterly side of the right of way
of the New York and Long Branch Railroad Company; thence (1)
still North 68 degrees 00 minutes East 139.28 feet along the
above mentioned line of formerly Juliana Christensen to a
stake; thence (2) North 50 degrees 56 minutes East 1120 feet
more or less to United States Government Pier-Head Line and
still along said Christensen's line, thence beginning again
at the above described point (3) South 46 degrees 37 minutes
30 seconds East 182.62 feet along the northeasterly side of
the above State Highway Route No. 35 to a stake; thence (4)
South 53 degrees 31 minutes 30 seconds east 163.0 feet to
the United States Government Bulkhead and Pier-Head Line on
Cheesequake Creek at a stone dyke or jetty; thence (5) along
said dyke or jetty and along the United States Government
Pier-Head and Bulkhead Line North 38 degrees 43 minutes
30 seconds East 1016 feet to the end of the said jetty;
thence (6) still along the United States Government Pier-Head
Line Northeasterly 210 feet more or less to the end of the
second course herein.

TOGETHER WITH all the right, title and interest of the
grantor by reason of two certain riparian grants from the
State of New Jersey to Robert E. Lee Morgan, the first dated
the 26th day of October, 1904 recorded in Book 366 of Deeds,
at Page 123 and the second dated May 17, 1926 and recorded in
Book 852 of Deeds for Middlesex County, at Pages 515 etc.,
to the extent that the said grants affect the foregoing
described premises and subject to the terms, covenants,
conditions and limitations contained in said riparian grants.

Being the same premises conveyed to John Millroy and
Lillian Millroy, his wife, by deed of Donald Macrae, Jr. and

Ruth Macrae, his wife, dated May 7, 1948 and recorded in the Middlesex County Clerk's Office on May 10, 1948 in Book 1387 of Deeds for said County, at Pages 324. The said Lillian Millroy died testate on or about the 15th day of February, 1959 survived by her husband John J. Millroy, the grantor herein.

Premises are conveyed expressly subject to the following: (a) the rights of tenants and/or occupants, if any; (b) municipal and state laws, ordinances or regulations governing the said lands and the sale and use thereof and such state of facts as an accurate survey and inspection thereof would disclose.

This conveyance is also made expressly subject to a purchase money mortgage of even date herewith and to be recorded simultaneously herewith.

STATE OF NEW JERSEY,

COUNTY OF MIDDLESEX

ss. :

Be it Remembered, that on this 28th day of August in the year of our Lord One thousand Nine Hundred and Fifty-nine before me, the subscriber, an Attorney at Law of N. J. personally appeared John J. Millroy, widower,

who, I am satisfied, is the grantor mentioned in the within instrument, and thereupon he acknowledged that he signed, sealed and delivered the same as his act and deed, for the uses and purposes therein expressed.

Herbert B. Bierman
Herbert B. Bierman
Attorney at Law of N. J.

John J. Millroy, widower,

TO

Morgan Marina,
a New Jersey corporation,

DATED August 28, 1959.

Joseph T. Karcher
61 Main Street,
Sayreville, N.J.

10276

Recd

19 AUG 28 PM 3:49

00/
Rev 139.

This Indenture, Made the 13th day of April

in the year of our Lord One Thousand Nine Hundred and Sixty-Six

Between MORGAN MARINA, (P.O. Box 1143 East Jersey Street,
Elizabeth, New Jersey 07201)

a corporation duly organized and existing under and by virtue of the laws of the State of New Jersey having its principal office in the City of Elizabeth in the County of Union and State of New Jersey

And RAMBLE REALTY CO., INC., A Corporation of the State of New Jersey in care of Edwin A. Kolodziej, Esq.
429 Washington Road,

in the Borough of Sayreville in the County of Middlesex and State of New Jersey party of the second part;

Witnesseth, That the said party of the first part, for and in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

lawful money of the United States of America, to the Corporation aforesaid well and truly paid by the said party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the said party of the first part being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, remised, released, enfeoffed, conveyed, and confirmed, and by these presents does give, grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm to the said party of the second part, and to its successors and assigns, forever,

Belb. 55
Lot 1-2

certain and assigns, forever All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Sayreville in the County of Middlesex and State of New Jersey

Page 417
Line 1

BEGINNING at a stake set by A.T. McMichael, Surveyor, on the northeasterly side of State Highway Route No. 35 and in the southeasterly line of property formerly of Juliana Christensen, and more recently Elmer Straub, and now the property of the Borough of Sayreville. Said beginning stake is also distant on a course of North 68 degrees 00 minutes East 297.72 feet from the easterly side of the right of way of the New York and Long Branch Railroad Company; thence (1) still North 68 degrees 00 minutes East 139.28 feet along the above mentioned line of formerly Juliana Christensen to a stake; thence (2) North 50 degrees 56 minutes East 1120 feet more or less to United States Government Pier-Head Line and still along said Christensen's line; thence beginning again at the above described point (3) South 46 degrees 37 minutes 30 seconds East 182.62 feet along the northeasterly side of the above State Highway Route No. 35 to a stake; thence (4) South 53 degrees 31 minutes 30 seconds east 163.0 feet to the United States Government Bulkhead and Pier-Head Line on Cheesequake Creek at a stone dyke or jetty; thence (5) along said dyke or jetty and along the United States Government Pier-Head and Bulkhead Line North 38 degrees 43 minutes 30 seconds East 1016 feet to the end of the said jetty; thence (6) still along the United States Government Pier-Head Line Northeasterly 218 feet more or less to the end of the second course herein.

TOGETHER WITH all the right, title and interest of the grantor by reason of two certain riparian grants from the State of New Jersey to Robert E. Lee Morgan, the first dated the 26th day of October, 1904 recorded in Book 366 of Deeds at page 123 and the second dated May 17, 1926 and recorded in Book 852 of Deeds for Middlesex County, at pages 515 etc., to the extent that the said grants affect the foregoing described premises and subject to the terms, covenants, conditions and limitations contained in said riparian grants.

Being the same premises conveyed to the Grantor herein by deed of John J. Millroy, Widower dated August 28, 1959 and recorded on August 28, 1959 in Book 2118 of Deeds for Middlesex County on pages 14 &c.

Subject to telephone easements as contained in Deed Book 373 page 391, Deed Book 386 page 67 and Deed Book 481 page 554.

Also subject to zoning ordinances, valid restrictions of record and such state of facts as an accurate survey may disclose and subject to slope rights of the State Highway Department and to month to month tenancies and the tenancy of the Robert E. Lee Inn.

Deed.

MORGAN MARINA, A Corporation
of the State of New Jersey

TO
RAMBLE REALTY CO., INC., A
Corporation of the State of
New Jersey

DATED April 13th 19 66

Received in the Office of
the County of , N. J.,
on the day of
A. D., 19 , at o'clock, in the
noon and Recorded in Book
of DEEDS for said
County, on page

MAR 28 1966
BOOK 2539 PAGE 1132
EDWIN KOLODZIEJ, ESQ.
COUNSELLOR AT LAW
429 WASHINGTON ROAD
SAYREVILLE, N.J.

RECORD, ^{charge} AND RETURN TO:
EDWIN KOLODZIEJ, ESQ.
Counsellor at Law
429 Washington Road
Sayreville, New Jersey

1025

①

1954644
4714

RECEIVED & RECORDED
N.J.
MAY 3 AM 10:06
BOOK 2539 PAGE 1131
EDWIN KOLODZIEJ, ESQ.
FRANK SCHATZMAN
CLERK

OB
Sprengle

RECEIVED & RECORDED
MAR 27 2 50 PM '87
RANIERO M. TRAVISANO
MIDDLESEX COUNTY CLERK
BOOK 3604 PAGE 539

005184

RETURN TO **ANTONIO & FLYNN**
P. O. BOX 515
OLD BRIDGE, NEW JERSEY 08857
(201) ~~583-8511~~ 679-1221
ATTORNEYS FOR Plaintiff

Compt.
Lamt.
551/1

OLD BRIDGE MUNICIPAL UTILITIES AUTHORITY: CORPORATION	SUPERIOR COURT OF NEW JERSEY LAW DIVISION
Plaintiff	: MIDDLESEX COUNTY
	: DOCKET NO.
vs.	: CIVIL ACTION
Ramble REalty Co., Inc., et als	: DECLARATION OF TAKING
Defendants	

Plaintiff, Old Bridge Municipal Utilities Authority hereby declares that:

1. Possession of the land and premises described in the Complaint, filed herein, is hereby taken by and for the use of the Old Bridge Municipal Utilities Authority.
2. The Old Bridge Municipal Utilities Authority is entitled to the exclusion possession and use of the premises aforesaid and will forthwith enter into and take possession of them pursuant to the provisions of N.J.S.A.20:3-17et seq., and N.J.S.A.40:14B-20.

539
BOOK 3604 PAGE ~~533~~
SRIA 660743 Dated: 6/5/87
Rec'd 6/9/87

De
ce
T6/18
noted

551/1
Sprengle
(does not come from
the book)

3. The premises hereby taken are described in Exhibits "A", "B", "D", "E", "G", and "H" annexed hereto.

4. The estate or interest taken is either a fee simple absolute, or lesser interests, or both, as are set forth in the aforesaid Exhibits annexed hereto.

5. The sum of money estimated by the Plaintiff to be just compensation for the taking is \$8950.00 with respect to the property owned by Ramble Realty Co., Inc.; \$365.00 with respect to the property owned by Cifelli Associates; and \$39,500.00 with respect to the property owned by Viola Sommer, Henry Goodman and Jack Sommer, Trustees of the Trust under Article Sixth of the Will of Sigmund Sommer which sums are deposited with the Clerk of the Superior Court.

6. The names and addresses of all condemnees known to the Plaintiff and the nature of their alleged interest in said properties are as follows:

A. The owner of record of said land and premises is Ramble Realty Co., Inc. who's address is 429 Washington Road, Sayreville New Jersey in care of Edwin A. Kolodziej. Other persons and corporations appearing of record to have an interest in the said land and premises, and persons and corporations who have or may claim to have an interest therein as are known to the Plaintiff are Richard E. Newbould and Gladys Newbould who hold a mortgage in book 2030 page 282 of mortgages in the office of the Middlesex County Clerk said mortgage being dated April 13, 1966; First National State Bank-Edison a National Bank Association 255 Maple Avenue, South Plainfield, New Jersey for a mortgage recorded in Book 2753-320 of the Middlesex County Clerk's Book of mortgages dated April 14, 1982; First Fidelity Bank National

BOOK 3604 PAGE 540

Association of New Jersey Edison Division-One Ronson Road, Woodbridge, New Jersey for a mortgage in Book 2966 page 802 in the Middlesex County Clerk's Book of mortgages dated September 14, 1984; First Fidelity bank, National Association New Jersey-Edison Division One Ronson Road, Woodbridge, New Jersey for a mortgage in Book 3194 page 308 in the Middlesex County Clerk's Book of mortgages dated January 29, 1986; the State of New Jersey with reference to a corporate franchise tax obligation if any; the State of New Jersey Department of Environmental Protection with respect to a Wet-Lands Order as found in the Middlesex County Clerk's Wet-Lands Book 2 page 100 recorded December 5, 1983 and dated November 29, 1983; the Borough of Sayreville in the County of Middlesex, a municipal corporation of New Jersey address care of Clerk, Borough Hall Main Street, Sayreville, New Jersey which, by reason of certain taxes and assessments duly leveed and assessed has or may claim to have an interest therein.

3. The owner of record of said land and premises is Cifelli Associates, a partnership who's post office address is Box 992, Matawan, New Jersey. Other persons and corporations appearing of record to have an interest in the said land and premises, and persons and corporations who have or may claim to have an interest therein as are known to the Plaintiff are Rose Ludwig widow and Linda Lee Ludwig Byers, married 12 Liberty Street, Fords, New Jersey who were the previous owners signing a Deed to the premises on December 31, 1986; the Township of Old Bridge who's address is One Old Bridge Plaza, Old Bridge, New Jersey by reasons of certain taxes and assessments duly leveed and assessed, and by reason of a Lis Pendens filed in Book 13 page 100; the State of New Jersey, Department of Environmental Protection who have a Wet-Lands Act plan as filed in Wet-Lands Book 2 page 100 in the Middlesex County Clerk's Office for a Wet-Lands Order dated November 19, 1983 and recorded December 5, 1983; Jersey Central Power

and Light Company as holder of an easement by Deed dated April 16, 1949 recorded at the Middlesex County Clerk's Office in Deed Book 1174 page 189, and the State of New Jersey for any taxes which may be due.

C. The owner of record of said land and premises are Viola Sommer, Henry Goodman and Jack Sommer, Trustees of the Trust under Article Sixth of the Will of Sigmund Sommer. Other persons and corporations appearing of record to have an interest in the said land and premises, and persons and corporations who have or may claim to have an interest therein as are known to the Plaintiff are the Township of Old Bridge who's address is One Old Bridge Plaza, Old Bridge, New Jersey by reasons of certain taxes and assessments duly leveed and assessed, and by reason of a Lis Pendens filed in Book 13 page 100; the State of New Jersey, Department of Enviromental Protection who have a Wet-Lands Act plan as filed in Wet-lands Book 2 page 100 in the Middlesex County Clerk's Office for a Wet-Lands Order dated November 29, 1983 and recorded December 5, 1983.

Old Bridge Municipal Utilities
Authority By:


EDWARD MCLANE
Executive Director

Dated: March 24, 1987

BOOK 3604 PAGE 542

SCHEDULE A

Center Line Description

easement through Plot 1, Block 551, Borough of Sayreville Tax Map, Borough of Sayreville, Middlesex County, New Jersey.

(Station 91+52+ to Station 94+73+)

BEGINNING at the intersection of the center line of a 20 foot wide permanent sanitary sewer easement with the dividing line between Plot 1, Block 551, Borough of Sayreville on the northwest and Cheesequake Creek on the southeast said beginning point being northeast of and distant 55+ feet along said dividing line from the most southeasterly corner of said Plot 1, Block 551, Borough of Sayreville Tax Map and from said point of beginning running thence (1) along the said center line of a 20 foot wide permanent sanitary sewer easement N 54° 32' 30" W 67+ feet to a point thence (2) along the same N 43° 38' 16" W 42.01 feet to a point of curve thence (3) still along the same on a 1,000 foot radius curve to the left an arc distance of 212+ feet to a point on the dividing line between said Plot 1, Block 551, Borough of Sayreville Tax Map on the southeast and Plot 1, Block 552, Borough of Sayreville Tax Map on the northwest and the terminus of this description.

Being a 20 foot wide permanent sanitary sewer easement extending 10 feet each side of the hereinabove described center line and measured radially and at right angles thereto.

The above described parcel contains 6,420+ square feet or 0.147+ acres.

Together with a temporary construction easement lying 10 feet north of and adjacent to and being parallel and concentric with the northerly line of the hereinabove described permanent easement between Station 91+52+ and Station 94+73+.

The above described temporary construction easement contains 3,130+ square feet or 0.072+ acres.

Schedule B

26/04 LIBER Q P.36

IORGAN 10/26/04
/FT. AMOUNT \$285.00

LOT 48.29

TIDAL WETLANDS
VEGETATION NOT PRE
AS PER FIELD SURVEY 8/6/85

553
PLOT 1
PLOT 2
BLOCK 552

BLK 551
PLOT 1 & 2

BLOCK 1

LOT 48

FLOATING
BOAT DOCK
CREEK
BOUNDARY

NEW JERSEY STATE HIGHWAY ROUTE 35

CHEESEQUAKE
MUNICIPAL

BOOK 3604 PAGE 544

Schedule D

Center Line description of a 20 foot wide permanent sanitary sewer easement through Lot 53, Block 1, Old Bridge Township Tax Map, Old Bridge Township, Middlesex County, New Jersey.

(Station 23+20₊ to Station 24+25.29)

BEGINNING at a point on the dividing line between Lot 53, Block 1, Old Bridge Township Tax Map on the east and Lot 49, Block 1, Old Bridge Township on the west said point being on a course of N 18° 54' 50.3" E and distance 27.12 feet from the 12th course of a deed from Laurence Harbor Cabin Colony Inc., to Sea Land Development Corporation and recorded in the Middlesex County Clerks Office in Book 2592, Page 237 and from said beginning point running thence (1) through said Lot 53, Block 1, Old Bridge Township Tax Map, S 58° 20' 19.9" E. 105₊ feet to the center of Marquis Creek and the terminus of this description.

Being a 20 foot wide permanent sanitary sewer easement extending 10 feet each side of the hereinabove described center line and measured at right angles and parallel thereto.

The above described parcel contains 2,100₊ square feet or 0.048₊ acres.

Together with a 20 foot wide temporary construction easement lying northerly of and adjacent to and being parallel to the said easterly line of the hereinabove described permanent easement.

The above described temporary construction easement contains 2,200₊ square feet or 0.050₊ acres.

Schedule E

LIBER N-5 P. 144 ETC
DO L.S. CONS \$4,800.00 CN 60-177

TIDAL WETLANDS
BASED ON FIELD
SURVEY 8/6/85

LOT 53

CREEK

MARQUIS

LOT 54.12

LOT 54.11

LOT
54.11

LOT
54

QUIT CLAIM

BOOK 3604 PAGE 546

Schedule G
easement through Lot 48, Block 1, Old Bridge Township Tax Map, Old Bridge Township, Middlesex County, New Jersey.

(Station 82+14.75 to Station 89+13.20)

BEGINNING at a point on the dividing line between Lot 48, Block 1, Old Bridge Township Tax Map on the southeast and Cheesequake Creek on the northwest said point being on a course of N 44° 34' 13.5 " E and distance 56.66 feet from a concrete monument at the most northwesterly corner of said Lot 48, Block 1, Old Bridge Township Tax Map and from said point of beginning running thence (1) through said Lot 48, Block 1, Old Bridge Township Tax Map S 54° 32' 30" E 279.45 feet to a point of curve thence (2) through the same on a 1000' foot radius curve to the left an arc distance of 231.21 feet to a point of tangency thence (3) still through the same S 67° 47' 21.5" E 187.79 feet to a point on the dividing line between said Lot 48, Block 1, Old Bridge Township Tax Map on the northwest and Lot 45, Block 1, Old Bridge Township on the southeast and the terminus of this description.

Being a 20 foot wide permanent sanitary sewer easement extending 10 feet each side of the hereinabove described center line and measured radially and at right angles thereto.

The above described parcel contains 13,969+ square feet of 0.321+ acres.

Together with two temporary construction easements, one being 10 foot wide lying north of and adjacent to and being parallel and concentric with the northerly line of the hereinabove described permanent easement, and the other temporary construction easement being 20 foot wide lying south of and adjacent to and being parallel and concentric with the southerly line of the hereinabove described permanent easement.

The above described temporary construction easement contains 20,880+ square feet or 0.479+ acres.

Schedule H

26454 LIBER Q 2.50

ORGAN 10/26/04
'FT. AMOUNT \$285.00

LOT 48.29

TIDAL WETLANDS
VEGETATION NOT PRES
AS PER FIELD SURVEY 8/6/85

53
PLOT 1
BLOCK 552
PLOT 2

BLK 551
PLOT 1 & 2

FLOATING
BOAT DOCK
CREEK
BOUNDARY

BLOCK 1
LOT 48

NEW JERSEY STATE HIGHWAY ROUTE 35

CHEESEQUAKE
MUNICIPAL

BOOK 3604 PAGE 548

DEED

Prepared by: (Print signer's name below signature)

FRANK J. JESS

This Deed is made on December 2, 19 88,

BETWEEN RAMBLE REALTY CO, INC., a corporation of the
State of New Jersey

~~xxx corporation of the state of~~

having its principal office at Rt. 35 and Cheesequake Road, South Amboy, NJ 08879
referred to as the Grantor,

AND CHARLES E. LUDWIG

whose post office address is 18 Harbor Terrace, Apt. 2-L, Perth Amboy, NJ 08861
referred to as the Grantee.

The word "Grantee" shall mean all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR and other good and valuable consideration-----

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) Municipality of Sayreville
Block No. 551 Lot No. 1 & 2 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Sayreville
County of Middlesex and State of New Jersey. The legal description is:

Beginning at a stake set by A.T. McMichael, Surveyor, on the northeasterly side of State Highway Route No. 35 and in the southeasterly line of property formerly of Juliana Christensen, and more recently Elmer Straub, and now the property of the Borough of Sayreville. Said beginning stake is also distant on a course of North 68 degrees 00 minutes East 297.72 feet from the easterly side of the right of way of the New York and Long Branch Railroad Company; thence

1. still North 68 degrees 00 minutes East 139.28 feet along the above mentioned line of formerly Juliana Christensen to a stake; thence

2. North 50 degrees 56 minutes East 1120 feet more or less to the United States Government Pier-Head Line and still along said Christensen's line; thence beginning again at the above described.

3. South 46 degrees 37 minutes 30 seconds East 182.62 feet along the northeasterly side of the above State Highway Route No. 35 to a stake; thence

4. South 53 degrees 31 minutes 30 seconds east 163.0 feet to the United States Government bulkhead and Pier-Head Line on Cheesequake Creek at a stone dyke or jetty; thence;

5. along said dyke or jetty and along the United States government Pier-Head and Bulk-Head Line North 38 degrees 43 minutes 30 seconds East 1016 feet to the end of the said jetty; thence

6. still along the United States Government Pier-Head Line Northeasterly 218 feet more or less to the end of the second course herein.

BOOK 3752 PAGE 943

SRIA # 1296554

Dated 1-11-89

Rec'd 1-13-89

12/20/88

Exempt

12/21/89

651/199

Together with all the right, title and interest of the grantor or by reason of two certain riparian grants from the State of New Jersey to Robert E. Lee Morgan, the first dated the 26th day of October, 1904 recorded in Book 366 of Deeds at page 123 and the second dated May 17, 1926 and recorded in book 852 of Deeds for Middlesex County, at pages 515 etc., to the extent that the said grants affect the foregoing described premises and subject to the terms, covenants, conditions and limitations contained in said riparian grants.

Subject to telephone easements as contained in Deed Book 373 page 391, Deed Book 386 page 67 and Deed Book 481 page 554.

Also subject to zoning ordinances, valid restrictions of record and such state of facts as an accurate survey may disclose and subject to slope rights of the State Highway Department.

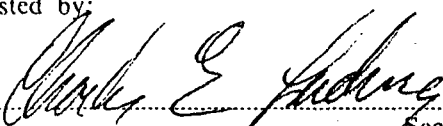
BEING the same premises conveyed to grantor herein by a Deed of Morgan Marina dated April 13, 1966 and recorded in the Office of the Clerk of Middlesex County on May 3, 1966 in Deed Book 2539 page 1131.

BOOK 3752 PAGE 944

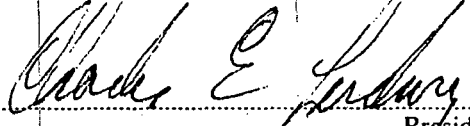
Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

Attested by:

RAMBLE REALTY CO., INC.


CHARLES E. LUDWIG

Secretary

By: 
CHARLES E. LUDWIG

President

STATE OF NEW JERSEY, COUNTY OF
I CERTIFY that on December 2

MIDDLESEX
, 19 88

SS.:

CHARLES E. LUDWIG
personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the secretary of the corporation named in this Deed;
- (b) this person is the attesting witness to the signing of this Deed by the proper corporate officer who is the President of the corporation;
- (c) this Deed was signed and delivered by the corporation as its voluntary act duly authorized by a proper resolution of its Board of Directors;
- (d) this person knows the proper seal of the corporation which was affixed to this Deed;
- (e) this person signed this proof to attest to the truth of these facts; and
- (f) the full and actual consideration paid or to be paid for the transfer of title is \$
(Such consideration is defined in N.J.S.A. 46:15-5.)

Signed and sworn to before me on
December 2, 19 88


FRANK J. JESS
An Attorney at Law of New Jersey


(Print name of attesting witness below signature)
CHARLES E. LUDWIG

RAMBLE REALTY CO. INC.

AFFIDAVIT OF CONSIDERATION
(c. 49, P.L. 1968)

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

ss.

FOR RECORDER'S USE ONLY

Consideration \$

Realty Transfer Fee \$

Date

Exempt
By SS

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

CHARLES E. LUDWIG, President

Deponent, of Ramble Realty Co., Inc., being duly sworn according to law upon his/her oath deposes and

(Name)

says that he/she is the

Grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated December 2, 1988, transferring real property identified as Block No. 551

Lot No. 1 & 2 located at Rt. 35 and Cheesequake Creek,

(Street Address, Municipality, County)

Borough of Sayreville, Middlesex County

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instruction #8)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

a) **SENIOR CITIZEN** (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

b) **BLIND** (See Instruction #8)

- ☐ Grantor(s) legally blind.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

c) **DISABLED** (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One or two-family residential premises.
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

d) **NEW CONSTRUCTION** (See Instruction #8)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me
this

day of December 2, 1988

FRANK J. JESS

An Attorney at Law of New Jersey

Name of Deponent

CHARLES E. LUDWIG, President
of RAMBLE REALTY CO., INC.

Address of Deponent

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____

Deed Number _____ Book _____ Page _____

Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation, pursuant to N.J.A.C. 18:16-8.12.

TRIPLICATE - Pink copy is your file copy.

DEED

Dated: December 2, 19 88

RAMBLE REALTY CO., INC., a
corporation of the State of
New Jersey,

Grantor,

TO

CHARLES E. LUDWIG

Grantee.

Record and return to:

FRANK J. JESS, ESQUIRE
285 High Street
Perth Amboy, NJ 08861

RETURN TO

268

RECORDED MIDDLESEX CTY.

88 DEC 23 AM 10:43

BOOK 3752 PAGE 943
MIDDLESEX COUNTY CLERK

019497

BOOK 3752 PAGE 947